



Prime Camden Self-Contained Mews Building - FOR SALE

10 PRATT MEWS

NW1 0AD

Office

FOR SALE

1,582 sq ft

(146.97 sq m)

- Located at the end of a desirable Mews in the heart of Camden
- Excellent transport links with Camden Town Station minutes' walk away (Northern Line)
- Potential for an additional floor (STPP)
- Ideal for owner occupiers or investors
- Mainly open plan with a few partitioned offices
- Kitchenette
- One W/C per floor and one shower
- Gas central heating and air-conditioning (not tested)

10 Pratt Mews, London, NW1 0AD

Summary

| | |
|----------------|------------------------------------|
| Available Size | 1,582 sq ft |
| Price | £800,000.00 |
| Business Rates | N/A |
| Service Charge | N/A |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | E |

Description

10 Pratt Mews is a versatile self-contained commercial building in a quiet Mews in the heart of Camden. The property is arranged over ground and first floors with pedestrian access at street level and good ceiling heights and natural light. The property benefits from crittall style glazing, dedicated partitioned offices, male and female W/C's, shower, gas central heating and air-conditioning (not tested).

The property has a expired planning application to add another floor and offers lots of potential to owners occupiers, developers and investors.

Location

Pratt Mews is a quiet cobbled Mews located in the Heart of Camden just off Pratt Street and the bustling Camden High Street. Camden is renowned for its vibrant retail and cultural environment and is one of the most exciting places in London to work and visit with Stables Market/Camden Lock offering an excellent environment and unrivalled amenities for staff.

The location offers excellent transport links with both Camden Town and Mornington Crescent (Northern Line) stations minutes' walk away and great access to Euston and Kings Cross Stations which are also within walking distance.

Accommodation

The accommodation comprises the following areas:

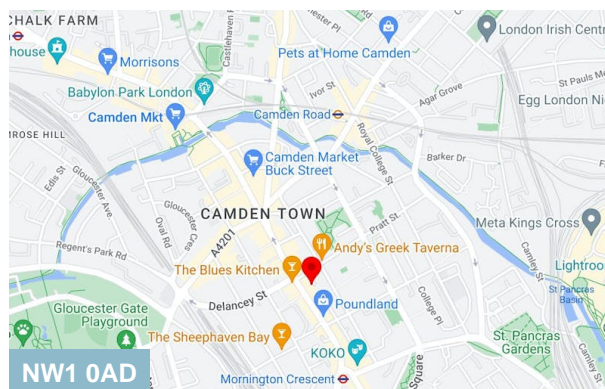
| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| Ground | 853 | 79.25 | Available |
| 1st | 729 | 67.73 | Available |
| Total | 1,582 | 146.98 | |

Viewings

Via arrangement with the sole agents Dutch & Dutch.

Terms

Freehold with vacant possession.



Viewing & Further Information



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More properties @ dutchanddutch.com

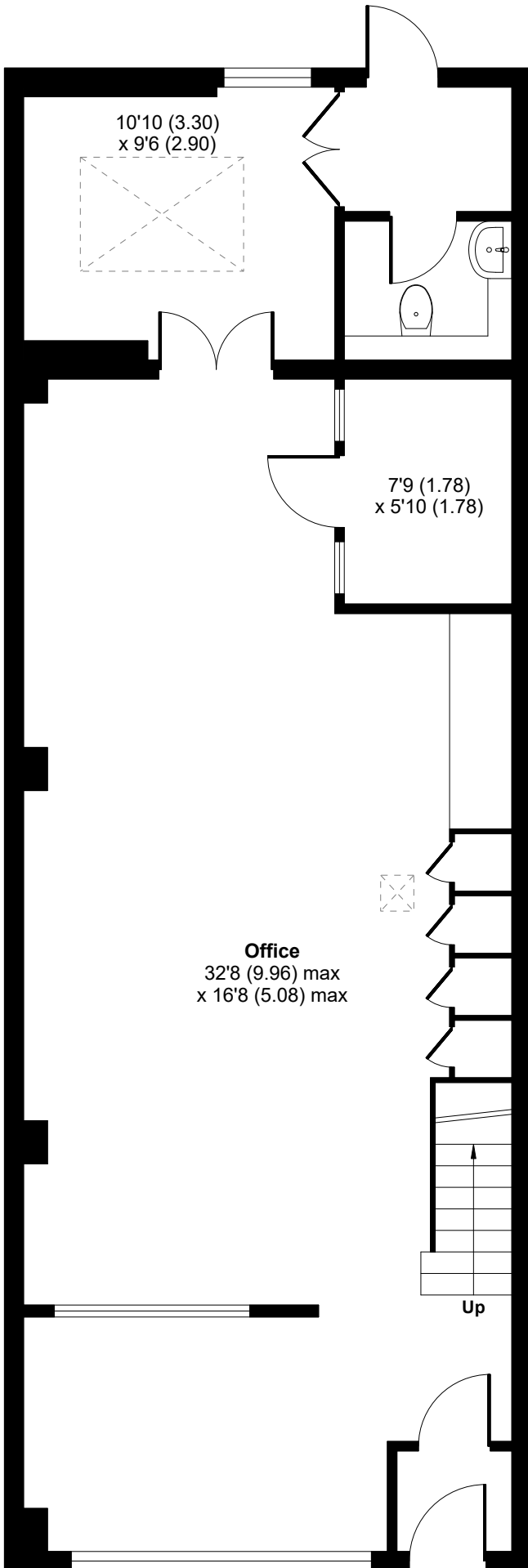
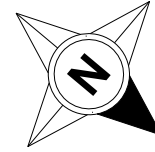
Pratt Mews, London, NW1

Ground Floor = 853 sq ft / 79.2 sq m

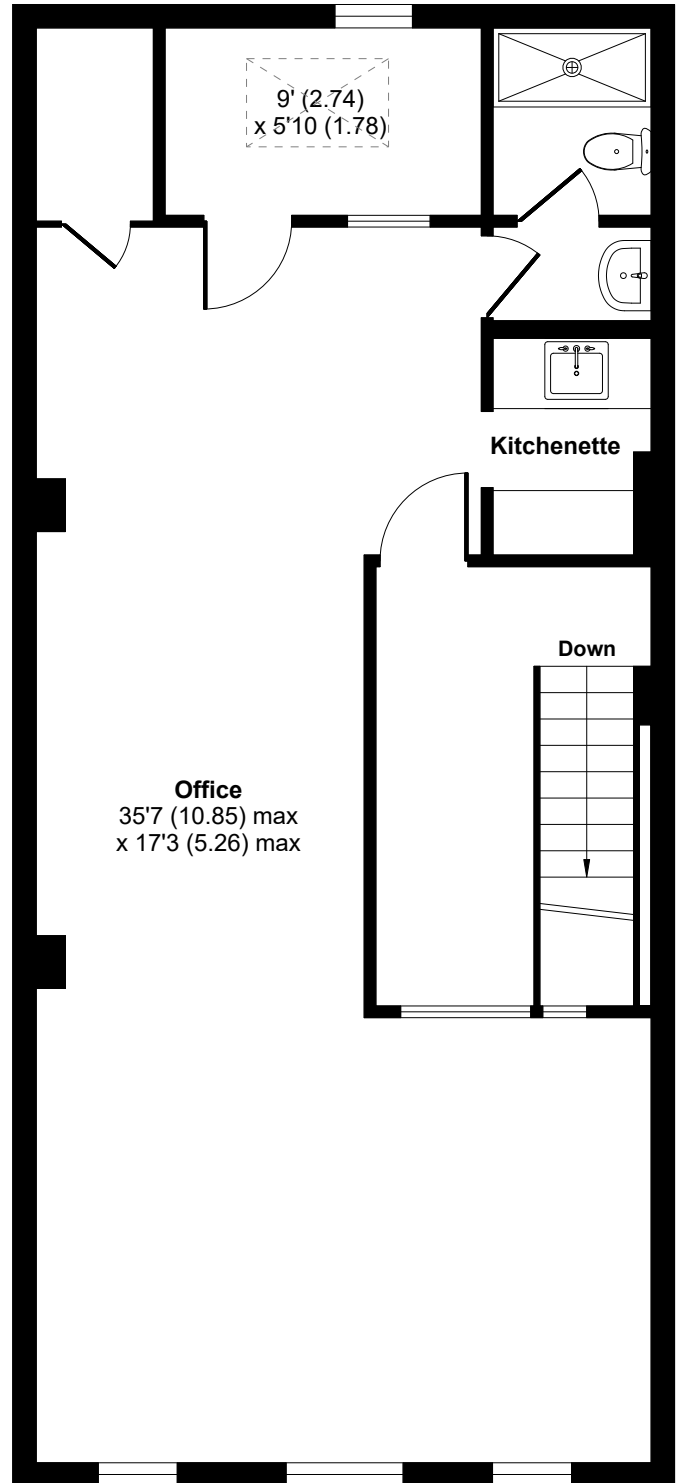
First Floor = 729 sq ft / 67.7 sq m

Total = 1582 sq ft / 146.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR